1391730

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

FORM D

NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR UNIFORM LIMITED OFFERING EXEMPTION



Name of Offering (check if this is an amendment and name has changed, and indicate change.) Direct Invest-80 Lancaster, LLC-Tenant in Common Interests Filing Under (Check box(es) that apply): [] Rule 504 [] Rule 505 [X] Rule 506 [] Section 4(6) [] ULOE Type of Filing: [] New Filing [X] Amendment A. BASIC IDENTIFICATION DATA 1. Enter the information requested about the issuer Name of Issuer (check if this is an amendment and name has changed, and indicate change.) Direct Invest-80 Lancaster, LLC Address of Executive Offices Telephone Number (Number and Street, City, State, Zip Code) (Incl. Area Code) 211 Congress Street, 8th Floor Boston, Massachusetts 02110 (866) 678-1031 Telephone Number Address of Principal Business Operations (Incl. Area Code) (Number and Street, City, State, Zip Code) (If different from Executive Offices) **Brief Description of Business** Real Estaté, Investment & Management Type of Business Organization [] corporation ? [] limited partnership, already formed [X] other (please specify): limited partnership, to be formed **Limited Liability Company**] business trust Month Year Actual or Estimated Date of Incorporation or Organization: [08][06] [x]Actual [] Estimated DE (Enter two-letter U.S. Postal Service abbreviation for State; Jurisdiction of Incorporation or Organization: (CN for Canada; FN for foreign jurisdiction)



MAR 0 2 2007

GENERAL INSTRUCTIONS

Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When to File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix in the notice constitutes a part of this notice and must be completed.

ATTENTION

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

A. BASIC IDENTIFICATION DATA

- 2. Enter the information requested for the following:
 - Each promoter of the issuer, if the issuer has been organized within the past five years;
 - Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer;
 - Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and
 - Each general and managing partner of partnership issuers.

Check Box(es) that Apply: []	Promoter	[]	Beneficial Owner	[x]	Executive Officer	[]	Director	[]	General and/or Managing Partner
Full Name (Last name first, if indix Previdi, Richard	vidual)								
Business or Residence Addre 211 Congress Street, 8th Flo	•								
Check Box(es) that Apply: []	Promoter	[]	Beneficial Owner	[x]	Executive Officer	[]	Director	[]	General and/or Managing Partner
Full Name (Last name first, if indix Rand, Bill	vidual)								
Business or Residence Addre 211 Congress Street, 8 th Flo									
Check Box(es) that Apply: []	Promoter	[]	Beneficial Owner	[x]	Executive Officer	[]	Director	[]	General and/or Managing Partner
Full Name (Last name first, if indiv	vidual)								
Business or Residence Addre 211 Congress Street, 8 th Flo									
Check Box(es) that Apply: []	Promoter	[]	Beneficial Owner	[x]	Executive Officer	[]	Director	[]	General and/or Managing Partner

	B. INFORMATION ABOUT OFFERING								
1.	Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering?	Ye:		No X]					
	Answer also in Appendix, Column 2, if filing under ULOE.								
2.	What is the minimum investment that will be accepted from any individual?	\$	159,70	0					
3.	Does the offering permit joint ownership of a single unit?	Yes [X]	-	10]					
4.	. Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only.								
	ıll Name (Last name first, if individual) rieger, Royal G.								
	usiness or Residence Address (Number and Street, City, State, Zip Code) 608 Grand Avenue, Oakland, CA 94610								
	ame of Associated Broker or Dealer rieger-Campbell								
(C [] []	ates in Which Person Listed Has Solicited or Intends to Solicit Purchasers Theck "All States" or check individual states) AL []AK []AZ []AR [X]CA[]CO []CT []DE []DC []FL []GA []HI IL []IN []IA []KS []KY []LA []ME []MD []MA []MI []MN []M MT []NE []NV []NH []NJ []NM []NY []NC []ND []OH []OK []O RI []SC []SD []TN []TX []UT []VA []WA []WV []WI []W	[] S [] R []	ID MO PA PR						
	ıll Name <i>(Last name first, if individual)</i> urwick, Michael								
	usiness or Residence Address (Number and Street, City, State, Zip Code) Newberry CT, Bluffton, SC 29910								
	ame of Associated Broker or Dealer dvisory Group Equity Services								
(C [] []	MT []NE []NV []NH []NJ []NM []NY []NC []ND []OH []OK []O	l [] S []] ID] MO] PA] PR						

Full Name (Last name first, if individual) Gates, Martin	
Business or Residence Address (Number and Street, City, State, Zip Code) 2950 Buskirk Ave, #300, Walnut Creek, CA 94597	
Name of Associated Broker or Dealer Omni Brokerage	
Business or Residence Address (Number and Street, City, State, Zip Code) 2950 Buskirk Ave, #300, Walnut Creek, CA 94597 Name of Associated Broker or Dealer Omni Brokerage States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual states) [] All States [] All [] AK [] AZ [] AR [X] CA [] CO [] CT [] DE [] DC [] FL [] GA [] HI [] ID [] IIL [] IN [] IA [] KS [] KY [] LA [] ME [] MD [] MA [] MI [] MN [] MS [] MO [] MT [] ME [] NV [] NH [] NJ [] NM [] NY [] NC [] ND [] OH [] OK [] OR [] PA [] RI [] SC [] SD [] TN [] TX [] UT [] VT [] VA [] WA [] WV [] WI [] WY [] PR Full Name (Last name first, it individual) McGranaghan, Emily A. Business or Residence Address (Number and Street, City, State, Zip Code) 4600 S. Syracuse Street, Suite 530, Denver, CO, 80237 Name of Associated Broker or Dealer Welton Street Investments States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual states) [] ALl [] AK [] AZ [] AR [] CA [] CO [] CT [] DE [] DC [] FL [] GA [] HI [] ID [] ILL [] IN [] IA [] KS [] KY [] LA [] ME [] MD [X] MA [] MI [] MN [] MS [] MO [] MT [] NE [] NV [] NH [] NJ [] NM [] NY [] NC [] ND [] OH [] OK [] OR [] PA Full Name (Last name first, it individual) Tanner, Brian Business or Residence Address (Number and Street, City, State, Zip Code) 4600 S. Syracuse Street, Suite 530, Denver, CO 80237 Name of Associated Broker or Dealer Welton Street Investments States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual states) [] All States [] All State	
Full Name (Last name first, if individual) McGranaghan, Emily A.	
Business or Residence Address (Number and Street, City, State, Zip Code) 4600 S. Syracuse Street, Suite 530, Denver, CO, 80237	
Name of Associated Broker or Dealer Welton Street Investments	
[]AL []AK []AZ []AR []CA []CO []CT []DE []DC []FL []GA []HI []ID []IL []IN []IA []KS []KY []LA []ME []MD [X]MA[]MI []MN []MS []MO []MT []NE []NV []NH []NJ []NM []NY []NC []ND []OH []OK []PA	
Full Name (Last name first, if individual) Tanner, Brian	
Business or Residence Address (Number and Street, City, State, Zip Code) 4600 S. Syracuse Street, Suite 530, Denver, CO 80237	
Name of Associated Broker or Dealer Welton Street Investments	
[]AL []AK []AZ []AR []CA [X]CO[]CT []DE []DC []FL []GA []HI []ID []IL []IN []IA {]KS []KY []LA []ME []MD []MA []MI []MN []MS []MO	

Full Name (Last name first, if individual) Beede, Dale T.							
Business or Residence Address (Number and Street, City, State, Zip Code) 4600 S. Syracuse Street, Suite 530, Denver, CO 80237							
Name of Associated Broker or Dealer Welton Street Investments							
tates in Which Person Listed Has Solicited or Intends to Solicit Purchasers Check "All States" or check individual states) [] All States [] All States [] All States [] All States [] AL [] AK [] AZ [] AR [] CA [X] CO[] CT [] DE [] DC [] FL [] GA [] HI [] ID [] IL [] IN [] IA [] KS [] KY [] LA [] ME [] MD [] MA [] MI [] MN [] MS [] MO [MT [] NE [] NV [] NH [] NJ [] NM [] NY [] NC [] ND [] OH [] OK [] OR [] PA [] RI [] SC [] SD [] TN [] TX [] UT [] VA [] WA [] WV [] WI [] WY [] PR [] Ull Name (Last name first, if individual) [] Oung, Jeff C. [] usiness or Residence Address (Number and Street, City, State, Zip Code)							
Business or Residence Address (Number and Street, City, State, Zip Code) 7373 N. Scottsdale RD., 120-D, Scottsdale, AZ 85253							
Name of Associated Broker or Dealer First Financial Equity Corp.							
States in Which Person Listed Has Solicited or Intends to Solicit Purchasers (Check "All States" or check individual states) [] All States							
[]AL []AK [X]AZ []AR []CA []CO []CT []DE []DC []FL []GA []HI []ID []IL []IN []IA []KS []KY []LA []ME []MD []MA []MI []MN []MS []MO []MT []NE []NV []NH []NJ []NM []NY []NC []ND []OH []OK []OR []PA []RI []SC []SD []TN []TX []UT []VT []VA []WA []WV []WI []WY []PR							

		t name fir: Robert	st, if indivi	dual)								
Business or Residence Address (Number and Street, City, State, Zip Code) 10542 S. Jordan Gateway, Ste. 330, S. Jordan, Utah 84095												
		ciated B age, Inc	roker or	Dealer								<u>.</u>
(Check [] AL [] IL [] MT [] RI Full Na Wagne Busine	"All Sta [] AK [] IN [] NE [] SC Ime (Las er, Rich	etes" or [] AZ [] IA [] NV [] SD t name find esidence	check in [] AR [] KS [] NH [] TN st, if indivi	[] NJ [] TX	states) [] CO [] LA [] NM [] UT	[]CT []ME []NY []VT	[] DE [] MD [] NC [] VA	[] DC [] MA [] ND [] WA	[]FL []MI []OH []WV	[]GA []MN []OK	All State [X] HI [] MS [] OR [] WY	[]ID []MO []PA
		ciated B age, Inc	roker or	Dealer								
	"All Sta		check in	Has Sondividual [] CA [] KY [] NJ [] TX		r Intend [] CT [] ME [] NY [] VT	s to Soli [] DE [] MD [] NC [] VA	[] DC [] MA [] ND	hasers []FL []Mi []OH []WV	[] / [] GA [] MN [] OK [] WI	All State [X] HI [] MS [] OR [] WY	

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

	an exchange offeri offered for exchang	ng, check this box [] e and already
Type of Security	Aggregate Offering Price	Amount Already Sold
Debt	\$	\$
Equity	\$	\$
[] Common [] Preferred		
Convertible Securities (including warrants)	\$	\$
Partnership Interests		\$
Other (Specify: Tenancy in Common Interests)		\$ 3,311,843.00
Total		\$ <u>3,311,843.00</u>
Answer also in Appendix, Column 3, if fi	ling under ULOE.	
offering and the aggregate dollar amounts of their purchases. For	or offerings under R egate dollar amount	ule 504, indicate the of their purchases on
	Number of Investors	Aggregate Dollar Amount of Purchases
Accredited Investors	12	\$ 3,311,843.00
Non-accredited Investors		
Total (for filings under Rule 504 only)		\$
	ar is "none" or "zero." If the transaction is an exchange offering, check this box [] mins below the amounts of the securities offered for exchange and already Aggregate Offering Price	
sold by the issuer, to date, in offerings of the types indicated, the of securities in this offering. Classify securities by type listed in F	twelve (12) months Part C-Question 1.	prior to the first sale Dollar Amount
Type of Offering		
Rule 505		
Regulation A		
Rule 504		\$
Total		\$

4. a. Furnish a statement of all expenses in connectio in this offering. Exclude amounts relating solely to org may be given as subject to future contingencies. If the estimate and check the box to the left of the estimate.	anization expenses of	of the iss	uer. The information
Transfer Agent's Fees	***********	[]	\$
Printing and Engraving Costs		ij	\$
Legal Fees		[x]	\$ <u>75,000</u>
Accounting Fees		[]	\$
Engineering Fees	•••••	[]	\$
Sales Commissions (specify finders' fees separately)	***************************************	[x]	\$ <u>383,950</u>
Other Expenses (identify) Marketing & Due Diligence	Expenses	[x]	\$ <u>109,700</u>
Total		[x]	\$ <u>568,650</u>
b. Enter the difference between the aggregate offering Part C — Question 1 and total expenses furnished in r Question 4.a. This difference is the "adjusted gross processing to the control of the contro	esponse to Part C —	-	\$ <u>4,916,350</u>
5. Indicate below the amount of the adjusted gross profor each of the purposes shown. If the amount for any check the box to the left of the estimate. The total of the proceeds to the issuer set forth in response to Part C -	purpose is not know he payments listed m	n, furnis nust equa e. icers,	h an estimate and
Salaries and fees			\$
Purchase of real estate (including Loan	[] \$		l \$ <u>3,200,000</u>
Fees)	·		
Purchase, rental or leasing and installation of machinery and equipment	[] \$	[]] \$
Construction or leasing of plant buildings and facilities	[]\$	[] \$
Acquisition of other businesses (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer	r 1 ¢	r] \$
pursuant to a merger)	•		
Repayment of indebtedness	[]\$	[] \$
Working capital			
	[]\$	[] \$
Other (specify): Reserves	[] \$	_	\$ <u></u>
Other (specify): Reserves Closing Costs	• •	[x	
	[] \$	[x	\$ 22,500
Closing Costs	[] \$	[x [x	\$ <u>22,500</u>] \$ <u>635,460</u>

D. FEDERAL SIGNATURE

The issuer has duly caused this notice to be signed by the undersigned duly authorized person. If this notice is filed under Rule 505, the following signature constitutes an undertaking by the issuer to furnish to the U.S. Securities and Exchange Commission, upon written request of its staff, the information furnished by the issuer to any non-accredited investor pursuant to paragraph (b)(2) of Rule 502.

Issuer (Print or Type) Direct Invest-80 Lancaster, LLC	Signature	Date 1/24/07
Name of Signer (Print or Type)	Title of Signer (Print or Type)	1
Jeff Clary	Authorized Signatory	

ATTENTION

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

E. STATE SIGNATURE		
Is any party described in 17 CFR 230.262 presently subject to any of the	Yes	No
disqualification provisions of such rule?	[]	[x]

See Appendix, Column 5, for state response.

- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed, a notice on Form D (17 CFR 239.500) at such times as required by state law.
- 3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform Limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

Issuer (Print or Type) Direct Invest-80 Lancaster, LLC	Signature (Date 1/24/07	
Name of Signer (Print or Type)	Title of Signer (Print or Type)		
eff Clary Authorized Signatory			

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX

1		2	3	5 Disqualification					
	non-acc invest St	o sell to credited tors in ate -item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State		under State ULOE (if yes, attach explanation o waiver granted (Part E-Item 1			
STATE	YES	NO	·	NUMBER OF ACCREDITED INVESTORS	AMOUNT	NUMBER OF NON- ACCREDITED INVESTORS	AMOUNT	YES	NO
AL					,,,				
AK				1.2					
AZ		х	Tenants-In-Common Interest/ \$5,485,000	2	\$345,555.00	0	0		х
AR									
CA		Х	Tenants-In-Common Interest/ \$5,485,000	4	\$1,879,161.00	0	0		х
СО		x	Tenants-In-Common Interest/ \$5,485,000	2	\$426,733	0	0		x
СТ	ĺ					_			
DE									
DC									
FL									
GA									
HI		х	Tenants-In-Common Interest/ \$5,485,000	1	\$246,825.00	0	0		х
ID									
IL						,			
IN				···		~~.			
IA				·					
KS								-	
KY					-				-
LA_									·
ME									
MD				.					
MA		Х	Tenants-In-Common Interest/ \$5,485,000	1	\$123,961.00	0	0		Х
МІ									
MN									

1	2 Intend to sell to non-accredited investors in		ı	Tomas	5 Disqualification under State ULOE (if yes, attach explanation of i				
	Sta (Part B		Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of	waiver granted) (Part E-Item 1)				
STATE	YES	NO		NUMBER OF ACCREDITED INVESTORS	AMOUNT	NUMBER OF NON- ACCREDITED INVESTORS	AMOUNT	YES	NO
MS	i								
МО									
MT									
NE									
NV									
NH									
NJ									
NM									
NY									
NC									
ND									
ОН									
ок									
OR									
РА									
RI									
sc		х	Tenants-In-Common Interest/ \$5,485,000	2	\$289,608.00	0	0		х
SD									
TN								1	
TX									
UT									
VT									
VA									
WA									
wv									
WI									
WY									
PR									

